THE CITY OF BATTLEFIELD

PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, DECEMBER 9, 2024 (unofficial minutes-Draft)

1)**General Business**

a) **Meeting called to order at 6:00 p.m.** by Chairman Danny Klopfer at 5434 S. Tower Drive, Battlefield, MO 65619 in City Hall. The following members were present: Bernie Gerwel, Tim Kelley Sr., David Byrd, Danny Klopfer, Keith Wright, Ron Yancey, and Tim Friel. Staff present were City Administrator Tommy Vanhorn, Building Inspector Tristan Losh, and City Clerk Beth Anne West. Chairman Danny Klopfer noted at the beginning of the meeting that a handout was available that summarized the text amendments for the public and the members to reference.

b) **Building Inspector Report-** Building Inspector Tristan Losh gave update on Old Wire Crossing with several lots to be started along April and Morgan Avenue. Mr. Losh noted there was also progression on the expansion of the parking area for Old Wire Road Brewery.

c) **City Administrator Report**- City Administrator Tommy Vanhorn discussed the 13 ac. Cochran Engineering is working on that will access to Cloverleaf. Mr. Vanhorn stated there had been discussions on the text amendment to prepare for the public hearing. Mr. Vanhorn added that the sewer study would give more input on how to serve the south part of the City and that CMT Engineering was working on the Capital Improvement Plan to see what needs the City has and the 604 B would also be tied into the projects as well while considering the areas south of town in response to various development along the areas that have sink holes.

d) **Approval of November 4, 2024, Commission Meeting Minutes**, and request staff to post on web site. A motion was made by the Member David Byrd to approve the minutes as corrected and place on the website. Motion was seconded by Member Keith Wright. The vote was 7 Ayes- Bernie Gerwel, Tim Kelley Sr., David Byrd, Danny Klopfer, Keith Wright, Ron Yancey, and Tim Friel. 0 Nays. All Members were present for the vote. Motion approved.

e) **Approval of Revised Minutes of May 30, 2024, Commission Meeting** and post them in place of previously approved Minutes. A motion was made by Member David Byrd to approve the revision to the Minutes and place on the website. Motion was seconded by Member Bernie Gerwel. The vote was 7 Ayes- Bernie Gerwel, Tim Kelley Sr., David Byrd, Danny Klopfer, Keith Wright, Ron Yancey, and Tim Friel. 0 Nays. All Members were present for the vote. Motion approved.

2) Public Input

None.

3) **Public Hearing** (Limited to Residential Zoning Code Text Amendments)
   a) Review of Code Section 400.200 Amendments
   b) **Consider proposed text amendments to sections of the Residential Zoning Code portion of Subdivision Regulations of the City's Municipal Code by Removing Sections 400.335 and revising Sections 400.290, 400.300, 400.310, 400.320, 400.330, 400.340, & 400.360 (Zoning Districts) in the Code of Ordinances of the City of Battlefield, Missouri**.
   b) Open Public Hearing at p.m. by Chairman Danny Klopfer at 6:12 p.m. Chairman Klopfer read Mr. Reith's letter into record copy to be added to minutes when approved. Chairman Klopfer noted that a typo on the agenda omitted section 400.370 was not included on the agenda and should have been.
   c) Close Public Hearing at p.m. by Chairman Danny Klopfer at 6:15 p.m.
   d) Resume Regular Meeting at 6:15 p.m.

4) Old Business
   a) **Report on Sewer Planning for future Development**.-Discussed by City Administrator in his report.
   b) **Discussion of Residential Zoning Code Modifications and possible vote to recommend to the Board of Alderman approval to Remove Sections 400.335 and Revising Sections 400.290, 400.300, 400.310, 400.320, 400.330, 400.340, & 400.360 (Residential Zoning Districts) in the Code of Ordinances of the City of Battlefield, Missouri**. Motion was made by Member Bernie Gerwel to approve to recommend to the Board of Alderman approval to Remove Sections 400.335 and Revising Sections 400.290, 400.300, 400.310, 400.320, 400.330, 400.340, & 400.360 (Residential Zoning Districts), including omitted section 400.370, in the Code of Ordinances of the City of Battlefield, Missouri. Motion was seconded by Member Tim Kelley Sr. A vote was made by 6 Ayes Bernie Gerwel, Tim Kelley Sr., Danny Klopfer, Keith Wright, Ron Yancey, and Tim Friel. 0 Nays. 1 Abstain due to conflict of Interest- David Byrd. All Members were present for the vote. Motion approved.

   c) **Minute Approval Process**- Chairman Danny Klopfer stated a complaint from the public was received as to how quickly the minutes are posted on website after approval. Discussion followed with the thought of putting draft minutes on website for public then posting the approved minutes after. A motion was made by Member David Byrd to post the unofficial minutes within 7 business days and provide a draft of the minutes after the Planning and Zoning Minutes. Motion was seconded by Ron Yancey. A vote was taken, and the vote was The vote was 7 Ayes- Bernie Gerwel, Tim Kelley Sr., David Byrd, Danny Klopfer, Keith Wright, Ron Yancey, and Tim Friel. 0 Nays. All Members were present for the vote. Motion approved.

5) New Business
   a) None

6) **Board Member Comments, Questions & Open Discussion**- *None.*

7) Future Agenda Items

a) 5420 S. State Highway FF Battlefield, MO 65619, from C-1 to C-2. Chairman Danny Klopfer stated should have item before too long awaiting correction to legal description to bring back to the Commission.

City Administrator Tommy Vanhorn gave update on the Sandy Street development stated that it may be spring before the projects begins to move forward. Mr. Vanhorn added the FF Highway project engages in litigation so it would have to be resolved to move forward.

8) **Adjournment**- Motion was made by Member Ron Yancey to adjourn at 7:01 p.m. Motion was seconded by Member David Byrd. A vote was made by 7 Ayes Bernie Gerwel, Tim Kelley Sr., David Byrd, Danny Klopfer, Keith Wright, Ron Yancey, and Tim Friel. 0 Nays. All Members were present for the vote. Motion approved.

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Chairman -Danny Klopfer

ATTEST:

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City Clerk-Beth Anne West, City Clerk

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